

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING HELD ON NOVEMBER 1, 2004
(Approved November 15, 2004)

The Board of Supervisors held their Workshop Meeting on Monday, November 1, 2004. Present for the meeting were supervisors David K. Leinbach, Robert F. Preston and W. Atlee Rinehart. Also, in attendance was John A. Koury, Jr., Township Solicitor. Mr. Leinbach called the meeting to order at 7:10 p.m. and the pledge was recited.

1. MINUTES

Minutes of the October 18, 2004 Workshop Meeting

Mr. Rinehart moved to approve the minutes of the October 18, 2004 workshop meeting as amended. Mr. Preston seconded the motion. The motion carried unanimously. Amendment being under subheading, Public Comments, in the last sentence add the word "sewerage" before "tie-in".

John T. Theobald, Chief of Police, presented commendations to Officers Nicholas Campitelli and Christopher Murray.

2. PUBLIC COMMENTS

Ms. Sandy Davis-Sanders of Gross School Bus noted their school buses have been utilizing Township bridges that have weight restrictions. Ms. Davis-Sanders asked if the Township would release a variance for the use of the bridges. Mr. Leinbach said the Township would not grant a waiver due to liability issues. Mr. Leinbach stated if the school buses use the bridges they are using them at their own risk and illegally.

Mr. Gene Coccia asked if the township and the state are exempt from the weed ordinance and Mr. Leinbach noted they are not exempt. Mr. Leinbach noted property owners are responsible for the right-of-ways. Mr. Coccia felt he was being discriminated against regarding weed violations. Mr. Rinehart noted several property owners have been sent weed violations.

3. SUBDIVISION AND LAND DEVELOPMENT

Project: Coventry Self Storage Applicant: Ronald and Shirley Elliott
Mr. Kurt Sandberg and Mr. Glen Kelczewski of Conver of Conver and Smith Engineering, Inc.

Mr. Preston moved to grant waiver from Section 403.2.B(9) of the Subdivision and Land Development Ordinance to allow the existing features located within one hundred (100) feet of any part of Lot #1 to not be shown on the plan for the fifteen (15) existing residential properties on the north and west sides of Lot #1 with the exception they already show the holding tank. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Preston moved to grant waiver from Section 403.1.I and 406.3.D of the Subdivision and Land Development Ordinance to allow the following sensitive environmental features to not

be shown on the plan for Lot #1: slopes in excess of 15"; tree masses and individual trees; locations of soil types; severely eroded soils; moderate and severe hazards of soil erodibility; seasonal high water table; watercourses; swales; and floodplain districts except for the north easternmost corner above Pin A to Pin B a straight line between those two points. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Rinehart moved to grant waiver from Section 703.4 of the Subdivision and Land Development Ordinance to allow no street trees to be planted for Lots #1 and 2 along the Schuylkill Road frontage, and for Lot #1 along the Old Schuylkill Road frontage. Mr. Preston seconded the motion. The motion carried unanimously.

Mr. Preston moved to reject waiver from Sections 702.8, 705.4 and 705.5 of the Subdivision and Land Development Ordinance that would have allowed the ultimate right-of-way along the Old Schuylkill Road frontage of Lot #1 not to be offered for dedication. Mr. Leinbach seconded the motion. Mr. Rinehart opposed. The motion carried.

Mr. Preston moved to reject waiver from Sections 705.5 and 708.7 of the Subdivision and Land Development Ordinance that would have allowed no roadway improvements along the Old Schuylkill Road frontage for Lots #1 and 3. Mr. Leinbach seconded the motion. Mr. Rinehart opposed. The motion carried.

Mr. Preston moved to grant waiver from Section 709 of the Subdivision and Land Development Ordinance to allow no curbing to be installed along the Old Schuylkill Road frontage for Lots #1 and 3 contingent upon 1) the applicant furnish the Township, in a manner and form acceptable to the Township, an improvements cost estimate and fee in lieu for the required pavement widening, shoulder improvements and curbing along the Old Schuylkill Road frontage for Lot #3, Lot #4, and the lands of Rebecca M. and Mark D. Elliott; and 2) a note be placed on Sheet Nos. 2, 3 and 4 indicating that the pavement shall be widened, shoulder improved and curb installed along the Old Schuylkill Road frontage for Lot #1 as required by the Subdivision and Land Development Ordinance in effect at the time plan review application is made for any future subdivision and/or land development of Lot #1. Mr. Leinbach seconded the motion. The motion carried unanimously.

Mr. Preston moved to grant waiver from Section 710.1 of the Subdivision and Land Development Ordinance to allow no sidewalks to be installed along the Old Schuylkill Road frontage for Lots #1 and 3. Mr. Leinbach seconded the motion. The motion carried unanimously.

Project: Bealer Subdivision Applicant: Emerson Bealer, Sr.
Mr. Daniel Sager, counsel for the applicant, Mr. Emerson Bealer, Sr., and Mr. Glen Kelczewski of Conver of Conver and Smith Engineering, Inc. were present.

Mr. Bealer stated the road widening for the Bealer Subdivision would cost \$150,000 including the moving of the PECO poles. Mr. Bealer stated the total number of proposed lots is 3 and a residence is not planned on Lot 2 at this time. Mr. Leinbach said he does see a

hardship with the moving of the PECO poles. Mr. Leinbach stated he is favorable to waiving the pole moving and would like to see road widening where it makes sense.

The Board requested Mr. Glen Kelczewski of Conver of Conver and Smith Engineering, Inc. and the Township Engineer develop a plan for road widening of the Bealer Subdivision and submit to the Board.

Project: Orchard Ridge Applicant: High Associates, Inc.
Mr. Preston moved to approve Escrow Release No. 2 for Orchard Ridge in the amount of \$308,127.18. Mr. Rinehart seconded the motion. The motion carried unanimously.

Project: Coventry Business Park Applicant: Marvin Colona
Mr. Marvin Colona and Mr. Glen Kelczewski of Conver of Conver and Smith Engineering, Inc.

There was a discussion regarding the Route 724/Fricks Locks Road intersection alternates. Mr. Preston stated if the traffic light is not installed monies will need to be submitted to the Township for the expense of the traffic light. It was noted conduits would be installed.

Mr. Preston moved to approve the concept of Alternate #3 as presented. Mr. Rinehart seconded the motion. The motion carried unanimously.

4. OTHER BUSINESS

Township Borrowing Options

Mr. Preston moved to approve Ordinance No. 131 dated November 1, 2004 and loan agreement to borrow up to \$1M. Mr. Rinehart seconded the motion. The motion carried unanimously.

5. DISCUSSION ITEMS

Zoning Ordinance Amendment

The Township Solicitor is to complete the zoning ordinance amendment to establish a use by right in the applicable zoning district for a municipal wastewater facility.

Earl Drive Drainage Improvements

There was a review of the Township Engineer letter dated October 6, 2004 concerning the Earl Drive drainage improvements. The Township Engineer noted the water could not be directed toward Spring Creek Lane as was recently considered. The Board suggested 18" pipes and 24" inlets be utilized and the water be directed to and split between East Cedarville Road and Spring Creek Lane. The Board will meet with government representatives to discuss financial aid for the drainage improvement project.

Sunshine Act

This item was not discussed.

Budget

This item was tabled to the November 15, 2004 workshop.

6. ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

Mr. Preston stated an executive session would be held to discuss personnel matters on Tuesday morning, November 2, 2004.

Mr. Preston moved to authorize the Grafton Association to prepare a draft ordinance for incorporation into the zoning regarding overlay district for Fricks Locks Village. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Leinbach noted the estimated liquid fuels allocation for 2005 would be \$121,255.63 and estimated turnback maintenance payment is \$13,675.00.

Mr. Leinbach noted he attended a meeting with Mr. Denny Bolton and Ms. Karen Florentine of the Owen J. Roberts School District. Mr. Leinbach noted South Coventry stated they would not allow the school to increase building at the current high school so they were going to utilize the Kutz property across the street. After negotiations South Coventry agreed to allow them to do building at the current site of the high school and have asked OJR to look at developing a community center on the Kutz property. OJR will spend \$79M of the \$81M they have borrowed to build a middle school. Mr. Leinbach stated the YMCA is interested in partnering with the community center. A survey is proposed to figure out needs of the community. Mr. Leinbach feels this endeavor is very positive and the process should continue.

There was a discussion regarding the Cingular Pennsylvania, LLC conditional use hearing. Mr. Leinbach suggested the current operator be requested to transfer their equipment to the proposed 199½-foot pole or enlarge the existing compound to include two poles and two huts. Mr. Preston favored the single compound and recommended one pole be put up capable of going up to 199½ feet with a flange and issue a certification letter that it can withstand all stresses and forces of future expansion. Cingular will contact Sprint regarding the relocation of their pole. The Township Solicitor is to explore the alternatives and the issue will be discussed at the November 15, 2004 workshop meeting.

The Township Solicitor presented the Coventry Glen financial and developer agreements for signature.

Mr. Preston moved to accept the easements from the developer groups to East Coventry Township for the sewer system. Mr. Rinehart seconded the motion. The motion carried unanimously.

The Township Engineer noted he explored the potential sewerage tie-in at the property at 139 Buckwalter Road. The Township Engineer stated the sewer was previously closer to said property until changes occurred in the Woodcrest Estates plans. The Township Engineer is to get the tie-in as close as possible to the cul-de-sac. A commitment letter is to be requested from the resident at 139 Buckwalter Road and Heritage Building Group is to be contacted.

7. ADJOURNMENT

The Board of Supervisors monthly meeting adjourned at 9:00 p.m. An executive session was held to discuss a legal matter. The Board of Supervisors will hold an executive session on November 2, 2004 and will adjourn the session on November 8, 2004.

Respectfully submitted,

Robert F. Preston,
Township Secretary/Treasurer